

TYSONS CORNER APR NOMINATIONS

1) APR # 04-II-1TC:

Nominator: Martin D. Walsh

Current Plan: Office use at existing intensity. Option with rail: Nonresidential mixed use up to 1.0 FAR for properties between 1000 ft to 1600 ft of the station platform; residential mixed use up to 1.5 FAR for properties between 1000 ft and 1600 ft of the station platform. Building heights up to 105 ft and 30% height bonus with rail (~137 ft).

Nominated Plan Change: Change option with rail to office or mixed use up to 3.5 FAR and building heights up to 200 ft. Mixed use may include residential (25% or greater), office (25% or greater), and/or support retail (5% or greater).

2) APR # 04-II-2TC:

Nominator: Martin D. Walsh

Current Plan: Residential use at 16 to 20 du/ac. Building heights up to 45 ft.

Nominated Plan Change: Add option with rail for residential mixed use retail up to 3.5 FAR. Mixed use may include support retail (5% or greater). Building heights up to 200 ft.

3) APR # 04-II-3TC:

Nominator: Martin D. Walsh

Current Plan: Hotel use up to 1.0 FAR. Option with rail: Nonresidential mixed use up to 1.65 FAR for properties between 1000 ft and 1600 ft of the station platform; residential mixed use up to 2.5 FAR for properties between 1000 ft and 1600 ft of the station platform. Building heights up to 150 ft along Westpark Dr. and Rt. 7 without rail and 30% height bonus with rail (~195 ft).

Nominated Plan Change: Change option with rail to residential or nonresidential mixed use up to 3.5 FAR and building heights up to 200 ft. Residential mixed use may include residential (at 90% or greater) and support retail (up to 10%). Nonresidential mixed use may include residential (25% or greater), hotel/office (25% or greater), and/or support retail (5% or greater).

4) APR # 04-II-4TC:

Nominator: Martin D. Walsh

Current Plan: Sub-unit H-1: Retail use at existing intensity. Option: Redevelopment for office with support retail use up to 1.0 FAR with conditions. Building Heights up to 105 ft. **Sub-unit H-2:** Industrial use at existing intensity. Option: Office with support retail up to 0.7 FAR with conditions. Building Heights up to 75 ft.

Nominated Plan Change: Add option with rail for mixed use up to 3.5 FAR and building heights up to 200 ft. Mixed use may include residential (25% or greater), hotel/office (25% or greater), and/or support retail (5% or greater). Joint development with WMATA may increase FAR to compensate.

5) APR # 04-II-5TC:

Nominator: Martin D. Walsh

Current Plan: Sub-unit I-1: Retail use at existing intensity for parcels 29-3 ((1)) 53, 53A, 57A, and 57J. Option without rail: Office use with support retail up to 0.7 FAR with conditions. Option with rail: Nonresidential mixed use up to 1.5 FAR within 1000 ft of the station platform; residential mixed use up to 2.25 FAR within 1000 ft of the station platform. Building heights up to 105 ft without rail and 30% height bonus with rail (~137 ft). **Sub-unit I-2:** Industrial use at existing intensity for parcel 29-3 ((1)) 57A. Option without rail: Nonresidential mixed use up to 0.7 FAR with conditions. Option with rail: Nonresidential mixed use up to 1.5 FAR within 1000 ft of the station platform; residential mixed use up to 2.25 FAR within 1000 ft of the station platform. Building heights up to 105 ft without rail and 30% height bonus with rail (~137 ft).

Nominated Plan Change: Change option with rail to mixed use up to 3.5 FAR and building heights up to 200 ft. Mixed use may include residential (25% or greater), hotel/office (25% or greater), and/or support retail (5% or greater). Joint development with WMATA may increase FAR to compensate.

6) APR # 04-II-6TC:

Nominator: Martin D. Walsh

Current Plan: Office use with support retail up to 1.65 FAR. Option with rail: Nonresidential mixed use up to 2.0 FAR for properties within 1000 ft of the station platform and up to 1.65 FAR for properties between 1000 ft and 1600 ft; residential mixed use up to 3.0 FAR for properties within 1000 ft of the station platform and up to 2.50 FAR for properties between 1000 ft and 1600 ft. Building heights up to 150 ft along Westpark Dr. and Route 7 transitioning up to 200 ft to the southwest without rail and 30% height bonuses with rail (~195 ft and ~260 ft).

Nominated Plan Change: Change option with rail to mixed use up to 3.5 FAR and building heights up to 200 ft without rail and 30% height bonus with rail (~260 ft). Mixed use may include residential (25% or greater), hotel/office (25% or greater), and/or support retail (5% or greater).

7) APR # 04-II-7TC:

Nominator: Martin D. Walsh

Current Plan: Retail use at the existing intensity. Option: Office with support retail up to 1.65 FAR with conditions. Building heights up to 40 ft without conditions and 150 ft with conditions.

Nominated Plan Change: Add option with rail for mixed use up to 3.5 FAR and building heights up to 200 ft. Mixed use may include residential (25% or greater), hotel/office (25% or greater), and/or support retail (5% or greater).

8) APR # 04-II-8TC:

Nominator: Alder Branch Lincoln LLC c/o David S. Houston

Current Plan: Residential use at 30 du/ac. Building heights up to 105 ft.

Nominated Plan Change: Residential use at 45-65 du/ac with support retail.

9) APR # 04-II-9TC:

Nominator: West Group Management LLC, Thomas D. Fleury

Current Plan: Sub-units L-1 and L-3: Office with support retail use up to 0.55 FAR with conditions. Option without rail: Residential mixed use up to 0.82 FAR; planned nonresidential FAR may be transferred from Sub-unit L-4 to Sub-units L-1 and L-3 not to exceed 5,200,000 sq ft. Option with rail: Office use up to 0.75 FAR; Sub-unit L-3 may intensify up to 1.0 FAR with conditions and Sub-unit L-1 may redevelop as residential mixed use up to 1.05 FAR with conditions. Building heights up to 200 ft without rail and 30% bonus height with rail (~260 ft) **Sub-unit R-2:** Office, research and development, and light industrial use up to 0.65 FAR for the sub-unit with conditions. Option without rail: Residential mixed use up to 1.0 FAR. Option with rail: Nonresidential mixed use up to 1.5 FAR for properties within 1000 ft of the station platform and up to 1.0 FAR for properties between 1000 ft and 1600 ft; residential mixed use up to 2.25 FAR for properties within 1000 ft of the station platform and up to 1.5 FAR for properties between 1000 ft and 1600 ft. Building heights up to 150 ft north of Route 123 and up to 105 ft along Scott's Run to the east and west while transitioning down southwest to 90 ft without rail and 30% height bonuses with rail (~117 ft to 190 ft range)

Nominated Plan Change: Sub-units L-1 and L-3: Planned nonresidential FAR may be transferred from Sub-unit L-4 to Sub-units L-1 and L-3 not to exceed 5,700,000 sq ft; Option with rail: Office use up to 0.75 FAR; Sub-unit L-3 may intensify up to 1.0 FAR or higher with conditions and Sub-unit L-1 may redevelop as residential mixed use up to 1.05 FAR or higher with conditions. Building height up to 200 ft with a 50 ft height bonus for structure parking. Add a second option with rail for nonresidential mixed use up to 2.9 FAR. Mixed use may include residential, office, retail, and entertainment/convention center uses. **Sub-unit R-2:** Office use, research and development, and industrial use up to 0.75 FAR. Option with rail: Nonresidential mixed use up to 2.0 FAR for properties within 1000 ft of the station platform and up to 1.5 FAR for properties between 1000 ft and 1600 ft. Building heights up to 200 ft with a height bonus of 50 ft for structured parking. Add a second option with rail for nonresidential mixed use up to 3.0 FAR with conditions; residential mixed use up to 4.5 FAR with conditions. Mixed use may include residential, office, and retail.

10) APR # 04-II-10TC:

Nominator: Martin D. Walsh

Current Plan: Industrial use at the existing intensity for parcel 29-3((1))57G and retail use at the existing intensity for parcel 29-3((1))18B. Option without rail: Office use with support retail up to 0.70 FAR with conditions for parcel 29-3((1))18B. Option with rail: Nonresidential mixed use up to 1.0 FAR for properties between 1000 ft and 1600 ft of the station platform; residential mixed use up to 1.5 FAR for properties between 1000 ft and 1600 ft of the station platform. Building heights up to 105 ft without rail and 30% height bonus with rail (~137 ft).

Nominated Plan Change: Change option with rail to office or mixed use up to 3.5 FAR and building heights up to 200 ft. Mixed use may include residential (25% or greater), hotel/office (25% or greater), and/or support retail (5% or greater). Joint development with WMATA may increase FAR to compensate.

11) APR # 04-II-11TC:

Nominator: Martin D. Walsh

Current Plan: Retail Use at existing intensity for parcel 29-3 ((1)) 47. Option without rail: office with support retail use up to 0.70 FAR with conditions. Option with rail: Nonresidential mixed use up to 1.0 FAR for properties between 1000 ft and 1600 ft of the station platform; residential mixed use up to 1.5 FAR for properties between 1000 ft and 1600 ft of the station platform. Building heights up to 105 ft without rail and 30% height bonus with rail (~137 ft).

Nominated Plan Change: Change option with rail to office or mixed use up to 3.5 FAR and building heights up to 200 ft. Mixed use may include residential (25% or greater), hotel/office (25% or greater), and/or support retail (5% or greater).

12) APR # 04-II-12TC:

Nominator: Martin D. Walsh

Current Plan: Sub-unit S-2: Residential use up to 20 du/ac, except for the shopping center (Parcels 30-3((28))2 and 7), which is planned for office and neighborhood retail uses. Option: Redevelopment with residential use at 20-30 du/ac with conditions. Building Height: Multi-family use on Anderson Rd. is limited to 90 ft; Shopping Center is limited to 40 ft.

Nominated Plan Change: Mixed use up to 3.0 FAR with 70% or more multi-family use (to include age restricted housing units), 10% to 20% retail and up to 30% office/hotel. Building height up to 200 ft in the northern and western portion transitioning down to 90 ft toward the eastern and southern portions.

13) APR # 04-II-14TC:

Nominator: Michael S. Horwatt

Current Plan: Sub-unit O-1: Retail use at the existing intensity for parcel 29-4 ((2)) A. Option: Redevelopment with nonresidential mixed use up to 1.2 FAR with conditions; residential mixed use up to 1.8 FAR with conditions. **Sub-unit O-2:** Retail and office with support retail uses up to 1.65 FAR with conditions for parcel 39-2 ((3)) 7. Building heights up to 150 ft.

Nominated Change: Add an option to redevelop with mixed use including retail, office, and residential up to 5.0 FAR. Building heights up to 165 ft.

14) APR # 04-II-15TC:

Nominator: Martin D. Walsh

Current Plan: Office with support retail up to 1.65 FAR for parcels 29-4 ((9)) 12B and 29-3 ((15)) 12A.

Nominated Plan Change: Add option with rail for mixed use up to 3.5 FAR and building heights up to 200 ft. Mixed use may include residential (25% or greater), hotel/office (25% or greater), and/or support retail (5% or greater).

15) APR # 04-II-16TC:

Nominator: Jenifer L. Hornback

Current Plan: Industrial use at existing intensity. Option: Office with support retail up to 0.7 FAR with conditions. Building Heights up to 75 ft.

Nominated Plan Change: Add option with rail for nonresidential mixed use up to 3.0 FAR for properties within 1000 ft of the station platform and up to 2.5 FAR for properties between 1000 ft and 1600 ft. Building heights up to 200 ft without rail and 30% height bonus with rail (~260 ft).

16) APR # 04-II-17TC:

Nominator: Hillary Katherine Zahm, AICP

Current Plan: Retail use at the existing intensity except for parcel 29-4 ((2)) 26, which is planned for office use with support retail. Option without rail: Redevelopment of retail uses with nonresidential mixed use up to 1.2 FAR with conditions; residential mixed use up to 1.8 FAR with conditions. Option with rail: Nonresidential mixed use up to 1.65 FAR for properties between 1000 ft and 1600 ft of the station platform; residential mixed use up to 2.5 FAR for properties between 1000 ft and 1600 ft of the station platform. Building heights up to 150 ft without rail and 30% height bonus with rail (~195 ft).

Nominated Plan Change: Add a second option with rail for nonresidential mixed use up to 2.75 FAR with conditions; residential mixed use up to 4.1 FAR with conditions. Mixed use may include residential, office, and retail. Building heights up to 150 ft and 30% height bonus with rail (~195 ft).

17) APR # 04-II-18TC:

Nominator: Hillary Katherine Zahm, AICP

Current Plan: Retail, office, hotel, and support retail uses up to 0.8 FAR. Option without rail: Nonresidential mixed use up to 1.2 FAR with conditions, residential mixed use up to 1.8 FAR with conditions. Option with rail: Nonresidential mixed use up to 2.0 FAR for properties within 1000 ft of the station platform and up to 1.65 FAR for properties between 1000 ft and 1600 ft; residential mixed use up to 3.0 FAR for properties within 1000 ft of the station platform and up to 2.50 FAR for properties between 1000 ft and 1600 ft. Building heights up to 270 ft along Route 123 with conditions and 30% height bonus with rail (~351 ft).

Nominated Plan Change: Remove the Tysons Corner Loop Rd. language from option without rail; Add bulk plan and set back language to building heights for option with rail.

18) APR # 04-II-19TC:

Nominator: Hillary Katherine Zahm, AICP

Current Plan: Retail use at the existing intensity except for parcels 39-1 ((6)) 18, 24, 25, and 26, which are planned office use at existing intensity. Option: Redevelopment of

retail use to office use with support retail up to 0.7 FAR with conditions. Building heights up to 90 ft.

Nominated Plan Change: Add option without rail for nonresidential mixed use up to 1.0 FAR; residential mixed use up to 1.5 FAR with conditions. Add option with rail for nonresidential mixed use up to 1.65 FAR for properties between 1000 ft and 1600 ft of the station platform; residential mixed use up to 2.5 FAR for properties between 1000 ft and 1600 ft of the station platform with conditions. Building heights up to 90 ft with a height bonus of 50 ft for structured parking and a 30% height bonus with rail (~182 ft).

19) APR # 04-II-20TC:

Nominator: Hillary Katherine Zahm, AICP

Current Plan: Office with support retail up to 1.65 FAR, except for parcel 29-4 ((1)) 1A, which is planned for and developed with hotel use up to 1.0 FAR. Option without rail: parcel 29-4 ((1)) 1A may intensify up to 1.65 FAR with conditions or redevelop with residential mixed use up to 2.5 FAR with conditions. Option with rail: Nonresidential mixed use up to 1.65 FAR for properties between 1000 ft and 1600 ft of the station platform; residential mixed use up to 2.5 FAR for properties between 1000 ft and 1600 ft of the station platform. Building heights up to 150 ft without rail and 30% height bonus with rail (~195 ft).

Nominated Plan Change: Add a second option with rail for nonresidential mixed use up to 2.5 FAR with conditions; residential mixed use up to 3.75 FAR with conditions for parcels 29-4 ((1)) 1, 1A1, 1A2, 1B, 1C, and 2. Mixed use may include residential, office, and retail. Building heights up to 200 ft and 30% height bonus with rail (~260 ft).

20) APR # 04-II-21TC:

Nominator: Hillary Katherine Zahm, AICP

Current Plan: Retail Use at existing intensity. Option: Redevelopment for office with support retail use up to 1.0 FAR with conditions. Building Heights up to 105 ft.

Nominated Plan Change: Add option without rail for nonresidential mixed use up to 1.0 FAR; residential mixed use up to 1.5 FAR with conditions. Add option with rail for nonresidential mixed use up to 3.0 FAR for properties within 1000 ft of the station platform and up to 2.5 FAR for properties between 1000 ft and 1600 ft; residential mixed use up to 4.5 FAR for properties within 1000 ft of the station platform and up to 3.75 FAR for properties between 1000 ft and 1600 ft with conditions. Building heights up to 200 ft with a 30% height bonus with rail (~260 ft).